

VILLAGE OF BREWSTER
BOARD OF TRUSTEES
5 JANUARY 2022
7:30 P.M.
REGULAR MEETING
MINUTES

The Board of Trustees of the Village of Brewster is holding a regular meeting at 7:30 PM, on January 5, 2022 through Zoom Meeting. The Meeting ID is 845 279 3760 and the phone number needed to call in is 1-929-205-6099.

Attendees:

Mayor: James Schoenig
Deputy Mayor and Trustee: Christine Piccini
Trustees; Mary Bryde, George Gaspar, Tom Boissonnault
Village Police Chief:
Village Engineer:
Village Counsel: Jennifer Herodes,
Clerk & Treasurer: Michelle Chiudina
Deputy Clerk-Treasurer:

Absent:

John Del Gardo
Todd Atkinson
Gregory Folchetti

Donna Milazzo

Pledge to flag.

Notion of Exits

Mayor Schoenig motions to open the regular meeting, Trustee Bryde 2nd, all in favor 5 to 0.

Regular Meeting

1. Monthly Reports

- 1.1. DPW Report. DPW Superintendent Domenic Consentino delivers the DPW Report. Mr. Consentino informs the Board that 1,004,000 gallons of drinking water was treated for December 2021 and 55 million gallons of water for 2021. He notes that the backhoe will be available in April or May of this year and a new Supervisor truck will be available in April. Trustee Bryde suggests that Mr. Consentino remove the holiday flowers when he is able to do so. Mayor Schoenig states that he spoke with NYSEG but the repair for Prospect Street can't be fixed yet due to the blacktop plants being closed. He notes that NYSEG should be able to fix the dip in the sidewalk where the connection was made but is unsure if that was done. Counsel Herodes recommends that the Village put NYSEG on notice for the repairs that need to be made and will draft a notice. Trustee Boissonnault spoke to Village Engineer, Mr. Todd Atkinson, regarding this issue and believes that there is something in the code to require anyone to pull a permit for a road opening but the Village should also be provided a performance bond. Clerk Chiudina confirms that a permit, escrow and bond is required according to the Fee Schedule and the Village Code. The Board discusses ways to enforce the permit fee and insurance bond. The Board discusses the work that needs to be done still and Trustee Boissonnault adds that the Code should state that NYSEG can't cut into the road during the winter. Mayor Schoenig motions to approve the DPW Report, Deputy Mayor Piccini 2nd, all in favor 5 to 0.
- 1.2. Planning Board Reports for November & December, 2021. Planning Board Chairman Richard Lowell provides the Board with copies of the November, 2021 and December, 2021 Reports. Trustee Gaspar motions to approve the November, 2021 and December, 2021 Planning Board Reports, as written, Deputy Mayor Piccini 2nd, all in favor 5 to 0.
- 1.3. Zoning Board Report for November & December, 2021. No Activity.

2. Financial Report. Clerk Chiudina delivers the Financial Report and provides the Board with the Revenue-Expense Report Year-to-Date. Clerk Chiudina explains that there are a few high accounts, all in the general fund, which will be monitored and adjusted before the end of the Fiscal Year. Clerk Chiudina will be asking the Department Heads for their budgets come February 1st for the 2023 Fiscal Year. Clerk Chiudina notes that the CPI that is used to base the bills for VRI to monitor the Waste Water Treatment Plant increased by 6%, where it normally increases by 2 to 3 % each year. Clerk Chiudina states that this increase will increase the monthly VRI bills by approximately \$3,000, which is far above the norm. Clerk Chiudina plans to request more funding from the DEP in light of this as the Waste Water Treatment

Plant invoices are split with the DEP. Clerk Chiudina also notes that the leasing paperwork is being finalized and the other Dodge Durango will be arriving next week.

- 2.1. 45+ Days Arrears Notices. Clerk Chiudina provided the Board with a report of the residents who are currently outstanding in their water and/or sewer bills. Clerk Chiudina notes that the termination of the moratorium on water services ended on December 23, 2021 and requires the Village to provide a payment plan along with a 30-day notice before water services can be terminated. She also notes that this is what is normally provided to water users and this will apply to outside users as well. Clerk Chiudina explains that the property owner must provide documentation of their financial hardship due to COVID-19. Clerk Chiudina would like to send out these notices by the end of the week and will follow up with the Board at the next meeting, in regards to any payment plans that may be requested. Mayor Schoenig motions to allow Clerk Chiudina to send out the notices to delinquent users, Trustee Gaspar 2nd, all in favor 5 to 0.
3. 864 Route 22 Application. Mr. William Schilling is representing the applicant, who is requesting a change of use on the property located at 864 Route 22, from a mixed-use building to a two-family unit. Mr. Schilling provides the Board with the history and lot information of the building. He is seeking relief through Village Code 263-25, to convert a nonconforming use to another nonconforming use, to change the building to a two-family dwelling. Deputy Mayor Piccini notes that this use is not permitted at all in this zone, but multifamily is allowed in the adjacent properties. The Board discusses the preference between a multifamily unit and a two-family unit. Mr. Schilling states his client would be comfortable with either but will be going forward with the two-family and will update the application properly. Mr. Schilling thanks the Board for their time.
4. Account 122, 123, 637, 638, 639, 640, 641, 642 - Sewer Penalties. Gerald Walsh, property owner, informs the Board that because of the pandemic, his tenants are not paying rent on time or at all and would like to be relieved of the penalties incurred due to late payments. The Board discusses their options and believes that to allow one property owner to not pay a penalty it would require the Board to set the same standard. The Board ultimately decides to deny Mr. Walsh's request. Mr. Walsh thanks the Board for their time.
5. NYSEG Road Opening and Paving Issues. Previously discussed.
6. Minutes for Approval – December 15, 2021. Trustee Bryde motions to approve the Minutes from the December 15, 2021 Meeting, Trustee Gaspar 2nd, all in favor 5 to 0.
7. Vouchers Payable. Trustee Bryde reviewed the vouchers at Village Hall and found everything in order. Mayor Schoenig thanks Trustee Bryde.

7.1. A -	GENERAL FUND	\$28,300.20
7.2. C -	REFUSE & GARBAGE	22,665.75
7.3. EN -	ENGINEERING FEES ESCROW ACCT	1,650.00
7.4. F -	WATER FUND	6,796.02
7.5. G -	SEWER FUND	8,431.21
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Total Vouchers Payable		\$67,843.21
- Mayor Schoenig motions to accept the vouchers payable, as written, Deputy Mayor Piccini 2nd, all in favor 5 to 0.
8. Other Business
 - 8.1. Deputy Mayor Piccini asks Clerk Chiudina if any new residents are using the monthly refuse schedule and clerk Chiudina notes that only a few have but will be allowing residents to join until the end of March.
9. New Business – none.
10. Public Comment
 - 10.1. James Owen would like to know how human trafficking is being addressed and the Board is not commenting on this topic at this time.
11. Mayor Schoenig motions to enter into Executive Session for personnel reasons, Trustee Bryde 2nd, all in favor 5 to 0.
12. Mayor Schoenig motions to come out Executive Session, Deputy Mayor Piccini 2nd, all in favor 5 to 0.
13. Mayor Schoenig motions to hold a public hearing on February 2, 2022 at 7:30 PM either at 50 Main Street Brewster, NY or on Zoom, to discuss the application for 864 Route 22, Trustee Gaspar 2nd. Deputy Mayor Piccini notes that the application has erroneous information that needs to be rectified and Clerk Chiudina will inform the applicant. The Board passes the motions, all in favor 5 to 0.
14. Trustee Boissonnault asks what the next steps are with NYSEG and Counsel Herodes will be sending a notice to the representative for the Government & Community Relations. Trustee Gaspar adds that Mr. Atkinson should be included as he has the specifications for the road and sidewalks.

15. Mayor Schoenig motions to adjourn, Trustee Bryde 2nd all in favor 5 to 0.

Village of Brewster, NY

November 16, 2021

Planning Board Report, 2021

Rick Lowell, chairman

Greg Folchetti, attorney- Costello & Folchetti

Janet Ward, vice chairman

Todd Atkinson, PE- J.R. Folchetti & Assoc.

David Kulo

Cathy Chiudina, secretary

Katy New

Marti Foster

In Attendance: All members

Staff: G. Folchetti, T. Atkinson

Agenda: Approval of Minutes; St. Andrews Church Lot Line Adjustment; Presentation by developers of "Brewster Crossing" URP; Public Hearing re: URP.

This meeting was held at St. Lawrence Church Gymnasium due to the anticipated size of the public gathering.

1. Minutes of Sept. 21 and Oct. 19 meetings approved as amended.

2. St. Andrews Lot Line Adjustment: Discussion of SEQR requirement, features of the property, steps to be taken. There are several corrections which need to be made to the application survey. The board will consider whether to waive the village requirement regarding the size of the lot affected as it is slightly over 20,000 sf. Mr. Atkinson made his engineering report and did not find anything to interfere with approval other than survey corrections. Waiting for County Planning Bd reply to the application.

3. "Brewster Crossing" Urban Renewal Plan: Lynn Ward, a principal of the developer iPark Brewster spoke first giving an overview of the plans. She was followed by six representatives of Tecton Architects, Insight Engineering, and Colliers Traffic Engineers who spoke on their areas of involvement. The several speakers explained some of the changes that the plan has undergone and its anticipated final appearance, although that is not yet fully settled.

4. Public Hearing re: "Brewster Crossing" Urban Renewal Plan.

There was a large group of the public in attendance, estimated by the chair at around one hundred. The chair took notes of all eighteen speakers. Almost uniformly positive and enthusiastic comments were made. Of the three negatives the chair notes that while they concerned displacement of existing residents, housing stock for low income seniors, and additional pollution by auto traffic the speakers did not make overtly negative comments about the project plans themselves.

1/2.

5. The board voted to continue the Public Hearing at the next regularly scheduled meeting on Dec. 21, 2021.

The meeting adjourned at 9pm.

Respectfully submitted,

Rick Lowell, chairman

Village of Brewster, NY

December 21, 2021

Planning Board Report

Rick Lowell, chairman

Greg Folchetti, attorney- Costello & Folchetti

Janet Ward, vice chairman

Todd Atkinson, PE- J.R. Folchetti & Assoc.

David Kulo

Cathy Chiudina, secretary

Katy New

Marti Foster

In Attendance: All members

Staff: G. Folchetti, T. Atkinson

Brewster Village Hall 7:30 PM

Agenda: St. Andrews Church Lot Line Adjustment; Presentation by developers of "Brewster Crossing" URP; Continue Public Hearing re: URP.

1. Minutes of Sept. 21 and Oct. 19 meetings approved as amended.
2. St. Andrews Lot Line Adjustment: SEQRA: Negative Declaration approved. PB in acting within its authorized waiver power voted to waive the Village code requiring legislative act due to a slightly over-sized lot resulting from this action. It deemed it more practical to allow the parties to achieve a straight boundary between the resulting lots, with no effect on any neighboring or area properties. The board voted and unanimously passed approval of the lot line adjustment, chairman's signature withheld pending 1) applicant's signature on the EAF, 2) final review by the village engineer and 3) approval by the County Bd of Health.
3. Public Hearing continued re: "Brewster Crossing" Urban Renewal Plan. One speaker, Mr. Carey of the Brewster Public Library, addressed a matter of parking: that the current allotment of parking spaces will be compromised by encroachment of the new parking structure and roadway through the lot. The project sponsors agreed to work with the Library to make adjustments.

No other speakers appeared, the Hearing was closed by unanimous vote.

An additional Planning Bd meeting was voted to take place on January 4, 2022.

The meeting adjourned at 9pm.

Respectfully submitted,

Rick Lowell, chairman